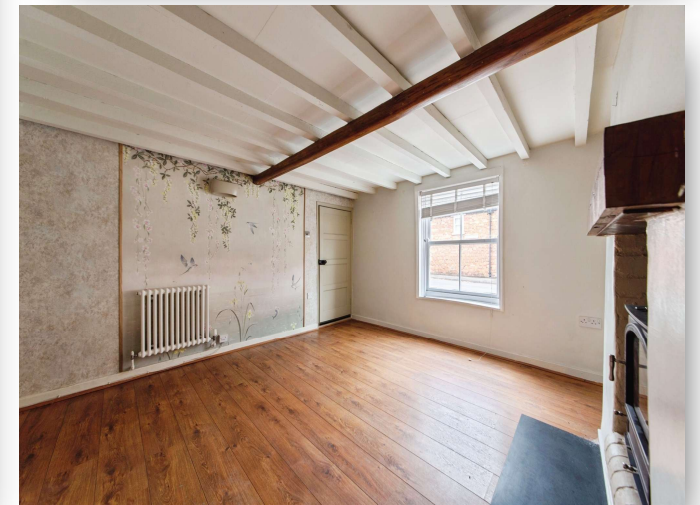




Pinfold Lane, Ruskington Sleaford NG34 9EU

welcome to

Pinfold Lane, Ruskington Sleaford

Full of character and potential, this charming end-terrace home enjoys a prime village-centre location in the heart of Ruskington. Boasting two reception rooms, driveway, detached garage and a generous rear garden, it's the perfect opportunity for buyers looking to create a home truly their own.



Lounge

12' 2" x 11' 9" max (3.71m x 3.58m max)
Featuring a log burner, radiator and window.

Dining Room

12' 2" x 11' 11" max (3.71m x 3.63m max)
There is a radiator and window.

Rear Corridor

Having two cupboards, two radiators, window and door to the rear.

Kitchen

13' 2" x 10' 5" (4.01m x 3.17m)
Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, space for Range style cooker, radiator and window.

Bathroom

6' 8" x 6' 7" (2.03m x 2.01m)
Fitted with a suite comprising of a bath with shower over, wash hand basin with cupboard below, WC, heated towel rail and window.

First Floor

Bedroom One

11' 9" max x 11' 8" (3.58m max x 3.56m)
There is a radiator and window.

Ensuite

12' 5" max x 9' 2" (3.78m max x 2.79m)
Fitted with a bath, wash hand basin, WC, radiator and window.

Bedroom Two

12' 3" max x 11' 10" max (3.73m max x 3.61m max)
Having a cupboard, radiator and window.

Outside Front

There is gated access to the gravelled parking area and garden.

Garage

Having an up and over door, window and door to the side.

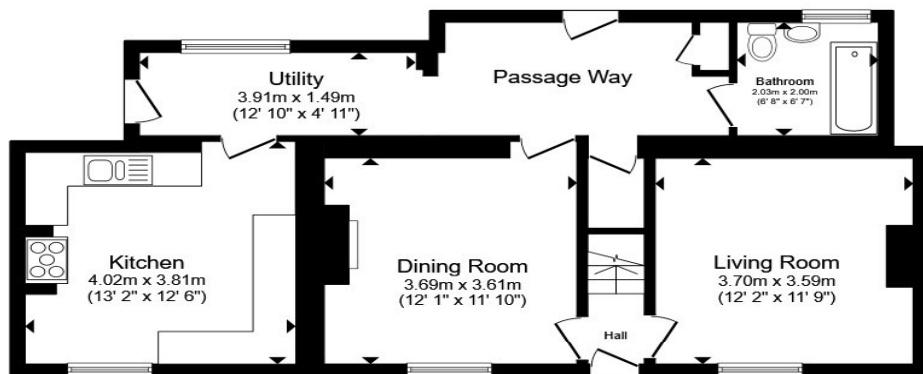
Rear Garden

The rear garden has a lawn and patio.

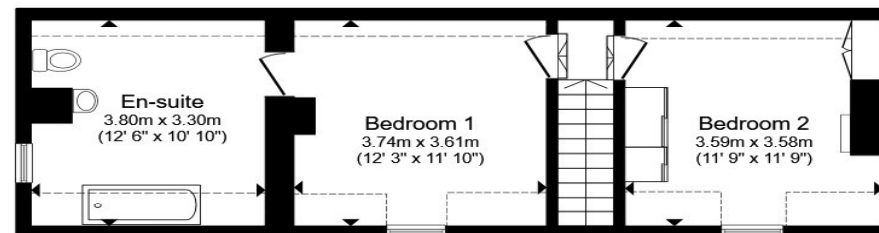


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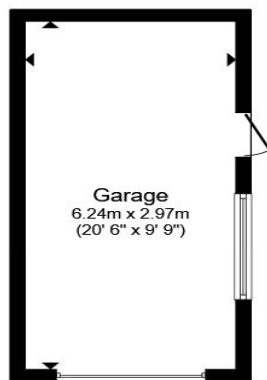




Ground Floor



First Floor



Garage

Total floor area 132.2 m² (1,423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Pinfold Lane, Ruskington Sleaford

- Grade II Listed
- Two reception rooms
- Downstairs bathroom & en-suite to the first floor
- Driveway & detached garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113048



Property Ref:
SNH113048 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk